

269.93 ACRES

2 PUBLIC FARM AUCTIONS

8 PARCELS | TILLABLE & WOODLAND | FARM EQUIPMENT

SNYDER COUNTY



2336 Snyder Ave | Beaver Springs, PA 17812

Directions: From Rt 522 Beaver Springs S turn left onto Try Rd then right on Snyder Ave. Watch for signs!

FARM #1 (132.82 Acres)

2336 SNYDER AVE BEAVER SPRINGS PA 17812

Residual Lot: 27.40 Acres with 4 bedroom 1.5 bathroom home & outbuildings. 40'x80' tie stall barn with loft area and 32'x40 shop. Road frontage along Snyder Avenue & Rt 522. Mostly tillable land.

Lot 1: 35.77 acre tract of land with road frontage on Rt 522. Combination of woodland & tillable land.

Lot 2: 29.56 acre tract of land with road frontage on Rt 522. Combination of woodland & tillable land.

Lot 3: 40.09 acre tract of land with road frontage on Snyder Ave & Rt 522. Nice combination of woodland with prime tillable acres!

FARM #2 (137.11 Acres)

00 RIDGE RD BEAVER SPRINGS PA 17812

Lot 4: 63.42 tract of land with beautiful tillable fields & woodland. Substantial amount of road frontage along Ridge Rd & Gapes Rd. Lays very nice!

Lot 5: 39.34 acre tract of land with tillable fields & woodland. Terrain lays very nice & this lot has plenty of road frontage on Ridge Rd & Gapes Rd!

Lot 6: 17.20 acre tract of woodland with road frontage on Ridge Rd.

Lot 7: 17.15 acre tract of woodland with road frontage on Ridge Rd.

OPEN HOUSE

Sat. Mar 14th, 10-12 pm

Sat Mar 21st 10-12 pm

For more info contact:

Jake 717-513-5386

Matt 570-412-0304

AUCTION DATE

**Saturday,
APRIL 11,
2026**

**@ 9:00 AM
Real Estate
@ 11:00 AM**

TERMS

Down Payment: Residual parcel & parcels 1-5 require \$25,000.00 deposit per parcel, parcels 6 & 7 require \$10,000 per parcel, due on the day of the auction.

Settlement: On or before June 12th, 2026

Transfer Tax: 2% to be paid by the buyer

Real Estate Taxes: Prorated from the day of settlement.

Estimated Annual Tax Farm #1: \$2928 (no C&G)

Estimated Annual Taxes Farm #2: \$1673 (no C&G)

New buyers have immediate access to tillable fields for planting purposes only if desired.

All information is deemed accurate but not guaranteed.

Farm Equipment: (2) 18' H&S Hay Wagons steel frame wood floor 8+ R-gear; older 16' hay wagon; Hesston 1359 Discbine; AG Co 3726 manure spreader; 200 gal. sprayer; 606 gravity wagon; Husky gravity wagon; hyd. round bale grabber; New Idea 2 row corn picker; 25' elevator; 4 row plow; 8' chisel plow; JD 3950 chopper -no heads; NH single row rake; 25' round bale wagon; JD drill FB-B; 2020 Diamond hyd. bale wrapper 3 pt hitch(1 owner); JD 9' blade w/3 pt hitch; basket rake; wheel rake; A-C 5050 tractor (7,014 hr); 3 pt hitch fertilizer spreader; Vermeer 504 Series L w/Accu-bale round baler; Case 630 parts tractor; 8' 3 pt hitch Red Devil snowblower; Wisconsin 45 HP engine; 4" grain auger; 12' Pittsburgh disc & Brillion packer; 3 pt hitch fertilizer spreader; 275 gal. gas tank; misc equipment;

Shop, Lawn & Garden & Misc: torch set; aluminum ext. ladders; CM 10" slice & mince meat saw model 579 1 HP 110V; logging chains; wheel barrow; organizer; large Craftsman tool boxes; steel ramps; Stihl weed eaters; wooden baskets; baler twine; lawn cast; misc hand tools & box lots; push mowers; (2) JD 318 riding mowers; old concrete mixer; a few household items; & more!

AUCTIONEER REMARKS These 2 farms have been in the Stuck family for many years. Prime & rare opportunity to buy a large amount of continuous acres in Snyder County Pa! All parcels have had a recent survey and all parcels have their own road frontage! An excellent opportunity for buyers that are looking for agriculture, recreation, or investment in land! Subdivision is currently Pending Final Subdivision Approval. Each farm will be offered in individual parcels and as entirety. Auction will be held at farm #1 located at 2336 Snyder Ave., Beaver Springs PA 17812. Starting with personal property & equipment at 9:00 and Real Estate will be offered at 11:00.



BEILER-CAMPBELL
AUCTION SERVICES

beiler-campbellauctions.com • 888-209-6160 AY#002026

AUCTIONEERS

Jake Yoder AU#005851

Ph 717-513-5386

Matt Bergey AA#019473

Ph 570-412-0304



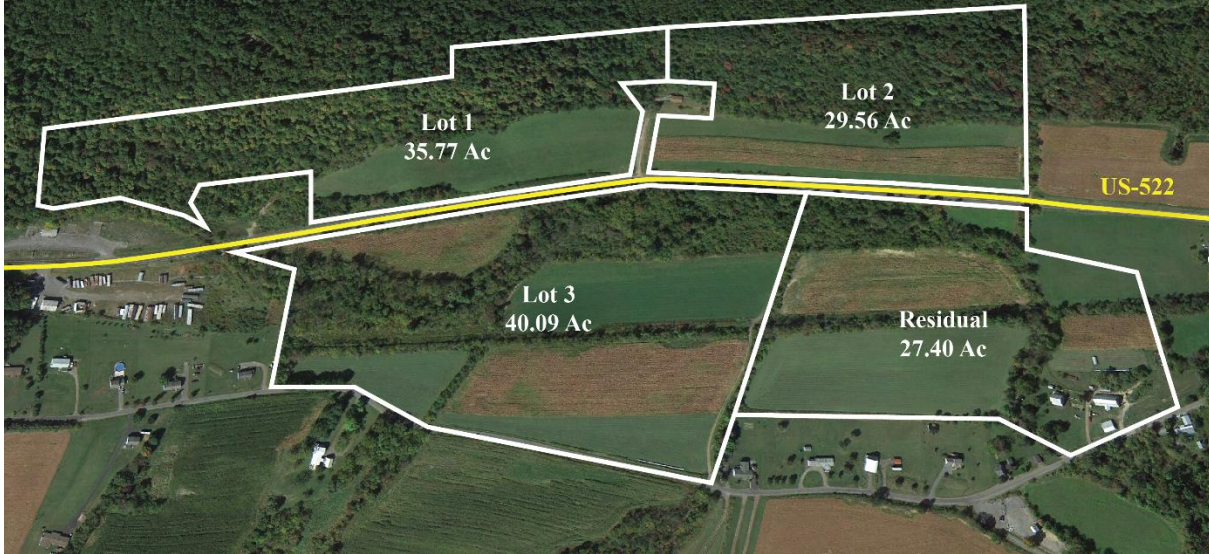
ATTORNEY

Beau Hoffman

AxRunkle P.C.

2336 Snyder Ave, Beaver Springs, PA, 17812

Total Acreage: 132.82 Ac



00 Ridge Rd, Beaver Springs, PA, 17812

Total Acreage: 137.11 Ac



Lot lines are approximate and do not represent a survey

For additional photos go to beiler-campbellauctions.com or GoToAuction.com or auctionzip.com ID# 23383



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